

1620 N. FEDERAL HIGHWAY

A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTH ONE-HALF (N. ½) OF GOVERNMENT LOT 3 OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
JULY, 2020

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2

DESCRIPTION:

AN UNDIVIDED TRACT OF LAND WHICH IS DELINEATED UPON THE PLAT OF THE SUBDIVISION OF BAL HARBOUR WHICH IS RECORDED IN PLAT BOOK 40, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SUBDIVISION OF BAL HARBOUR; THENCE WEST ALONG THE EXTENDED BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 408.52 FEET TO THE EASTERLY RIGHT OF WAY LINE OF N. FEDERAL HWY. (U.S. NO. 1), THENCE NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 133.36 FEET TO THE SOUTH RIGHT OF WAY LINE OF N.E. 16TH COURT; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF N.E. 16TH COURT, A DISTANCE OF 408.52 FEET TO THE WESTERLY BOUNDARY OF SAID SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 133.36 FEET TO THE POINT OF BEGINNING; SAID LANDS BEING A PORTION OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) AND OF THE NORTH ONE HALF (1/2) OF GOVERNMENT LOT 3, ALL IN SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST.

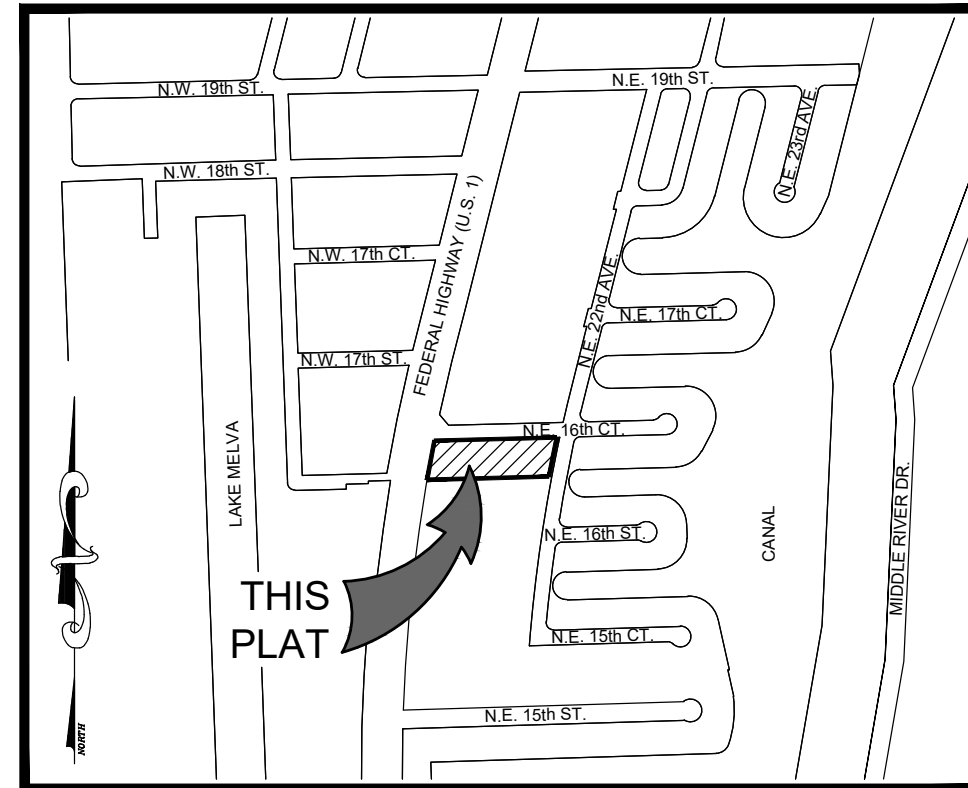
SAID LANDS LYING AND SITUATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 53,248 SQUARE FEET (1.222 ACRES) MORE OR LESS.

ALSO DESCRIBED AS:

A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTH ONE-HALF (N. 1/2) OF GOVERNMENT LOT 3, OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "A", F.V.S. PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE SOUTHWEST CORNER OF THE SUBDIVISION OF BAL HARBOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°29'47" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A" AND THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY LINE OF SAID BAL HARBOUR PLAT, 408.52 FEET TO A POINT OF NON-TANGENCY WITH A CURVE (A RADIAL BEARING FROM SAID POINT BEARS SOUTH 80°12'40" EAST), ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S. 1); THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY AND SAID CURVE, HAVING A RADIUS OF 5642.65 FEET, A CENTRAL ANGLE OF 01°20'58", AN ARC DISTANCE OF 132.89 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 16TH COURT; THENCE NORTH 88°29'47" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 410.73 FEET TO A POINT OF NON-TANGENCY WITH A CURVE (A RADIAL BEARING FROM SAID POINT BEARS SOUTH 77°52'45" EAST), ALSO BEING A POINT ON THE WESTERLY LINE OF LOT 47-A OF SAID BAL HARBOUR PLAT; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE AND SAID CURVE, HAVING A RADIUS OF 5242.65 FEET, A CENTRAL ANGLE OF 01°27'27", AN ARC DISTANCE OF 133.37 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 53,248 SQUARE FEET (1.222 ACRES) MORE OR LESS.



LOCATION SKETCH
NOT TO SCALE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS _____ DAY OF _____, A.D., 202__.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D., 202__.

BY: _____ DATE: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 202__.

MAYOR-COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____ DATE: _____
ALEJANDRO S. PEREZ ACTING COUNTY ENGINEER, PROFESSIONAL ENGINEER, FLORIDA REGISTRATION NO. 33217
ROBERT P. LEGG, JR. FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, REGISTRATION NO. LS 4030

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON _____, 202__.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: _____ FOR THE FIRM BY: _____
MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 5660
STATE OF FLORIDA

CITY OF FORT LAUDERDALE APPROVALS:

CITY PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF FORT LAUDERDALE, FLORIDA HAS HEREBY APPROVED AND ACCEPTED THIS PLAT, THIS _____ DAY OF _____ A.D., 202__.

BY: _____
CHAIRPERSON

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF FORT LAUDERDALE, FLORIDA, IN AND BY RESOLUTION NO. _____ ADOPTED BY THE SAID CITY COMMISSION, THIS _____ DAY OF _____, A.D., 202__.

ALL APPLICABLE CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

BY: _____
JEFF MODARELLI
CITY CLERK

CITY ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____ A.D., 202__.

BY: _____
DENNIS GIRISGEN
CITY ENGINEER, FLORIDA P.E. REGISTRATION NO. 50207

DEDICATION:

STATE OF _____ }
COUNTY OF _____ } SS KNOW ALL MEN BY THESE PRESENTS THAT FELIPE YALALE, MANAGER OF 220145, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS, AS SHOWN HEREON, BEING IN SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS 1620 N. FEDERAL HIGHWAY, DO HEREBY DEDICATE THE FOLLOWING:

PARCEL "B" AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS _____ DAY OF _____, 202__.

WITNESS: _____ 220145, LLC,
PRINT NAME: A FLORIDA LIMITED LIABILITY COMPANY,
WITNESS: _____ BY: _____
PRINT NAME FELIPE YALALE
MANAGER

ACKNOWLEDGEMENT:

STATE OF _____ }
COUNTY OF _____ } SS BEFORE ME PERSONALLY APPEARED FELIPE YALALE, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGER OF 220145, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH REGISTERED AGENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____
PRINT NAME: _____

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY: KEITH 301 EAST ATLANTIC BOULEVARD POMPAHO BEACH, FLORIDA 33060-6643 (954) 788-3400 EMAIL: mail@KEITHteam.com LB NO. 6860 041-MP-19
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1620 N. FEDERAL HIGHWAY

A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTH ONE-HALF (N. 1/2) OF GOVERNMENT LOT 3 OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
JULY, 2020

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.E. 16TH COURT BEING NORTH 88°29'47" EAST.

THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 2025, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

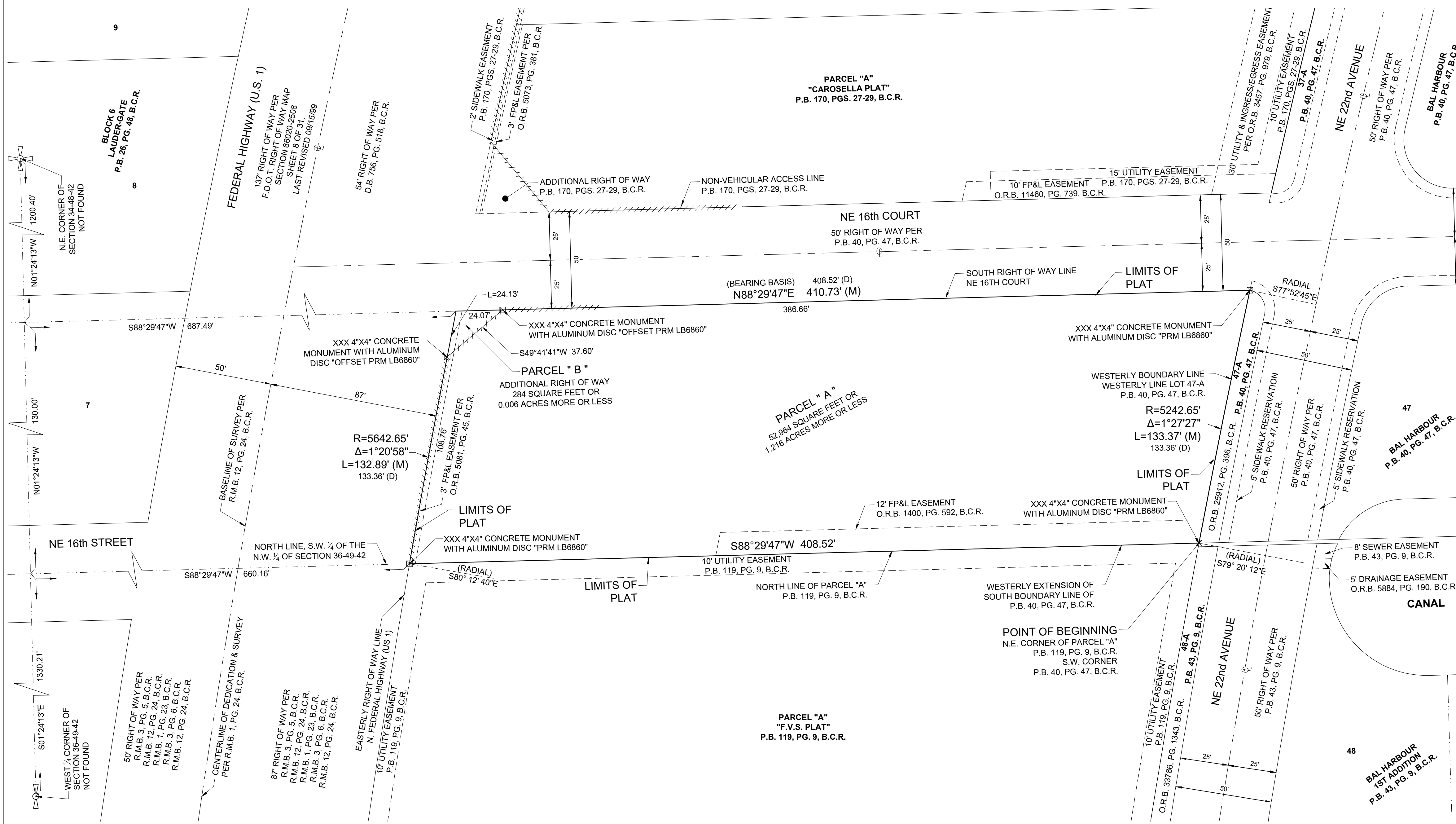
IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 2025, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

THIS PLAT IS RESTRICTED 25,000 SQUARE FEET OF COMMERCIAL USE.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

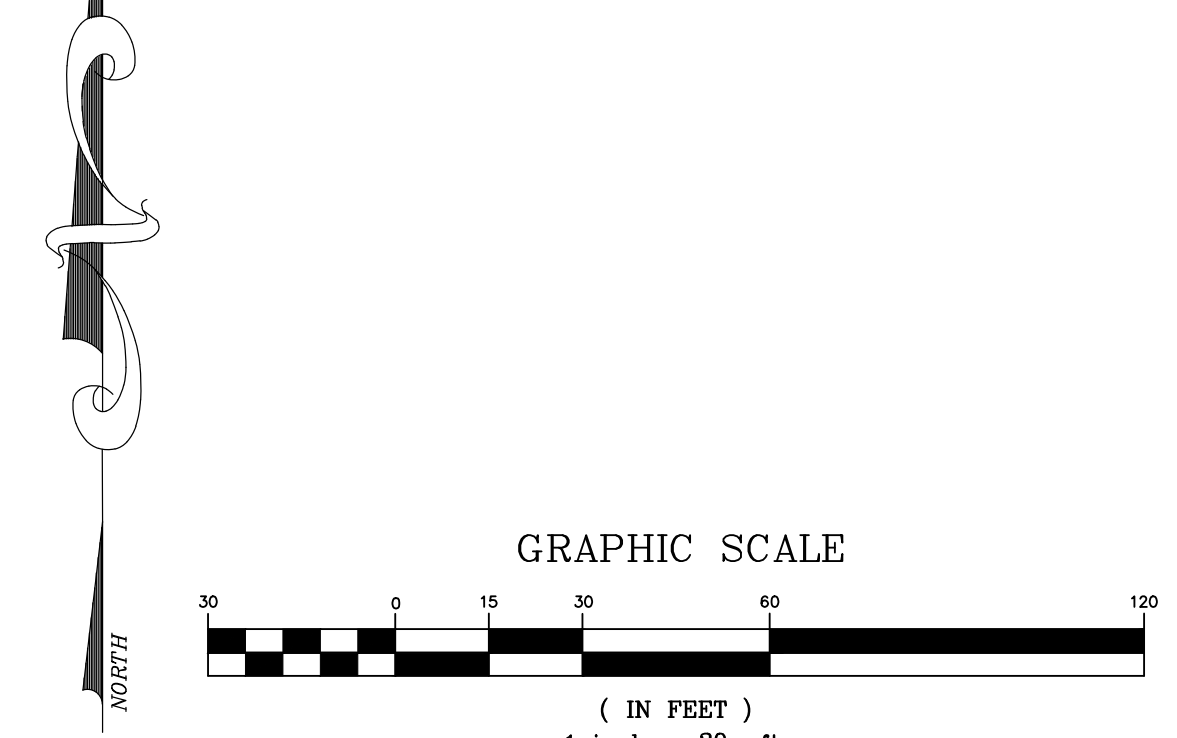
AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	52,964	1.216
PARCEL "B"	284	0.006
TOTAL	53,248	1.222



LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- (D) PER DEED RECORDED IN INSTRUMENT NO. 115937641
- D.B. DEED BOOK
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FP&L FLORIDA POWER & LIGHT COMPANY
- L.B. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
- (M) PER MEASUREMENT
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- PGS. PAGES
- PRM PERMANENT REFERENCE MONUMENT
- R.M.B. RIGHT OF WAY MAP BOOK
- R. RADIUS
- Δ CENTRAL ANGLE
- L. ARC LENGTH
- NON-VEHICULAR ACCESS LINE
- CENTERLINE
- SECTION CORNER
- SECTION QUARTER CORNER



PREPARED BY:

KEITH

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